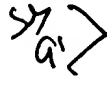What is claimed is:

1   1.   A computer-implemented method for auditing loan compliance with

2 government loan lending and licensing requirements, comprising:

3   a.   allowing a user to display and enter loan audit compliance data;

4   b.   allowing a user to interactively build loan compliance rules; and

5   c.   in response to a loan audit request:

6   i. retrieving the loan compliance rules;

7   ii. comparing the loan compliance rules to loan data to determine loan audit

8 compliance.

1   2.   A computer-implemented method for auditing loan compliance with

2 government loan lending and licensing requirements, comprising:

3   a.   allowing a user to display and enter loan audit compliance data;

4   b.   allowing a user to interactively build loan compliance rules

5 comprising:

6   i. using applicable licenses for a geographic boundary, building loan

7 compliance rules for all applicable licenses available within the geographic

8 boundary and storing the loan compliance rules; and

9   ii. associating licenses from the applicable licenses with a loan originator to

10 form a set of loan originator applicable licenses and storing the list of loan

11 originator licenses; and

12   c.   in response to a loan audit request:

13   i. identifying a loan type and the loan originator;

14   ii. retrieving the loan originator licenses for the loan type and the loan

15 originator;

16   iii. retrieving the loan compliance rules associated with the loan originator

17   licenses;

18   iv. comparing the loan compliance rules to loan data to determine loan audit

19   compliance.

1   3.   The method of claim 2 further comprising building rules for all

2   applicable licenses available within the geographic boundary using compliance

3   base rule variables and rule building instructions and storing the loan compliance

4   rules in a rule library.

1   4.   The method of claim 3 wherein building rules for all licenses

2   available within the geographic boundary using the compliance base rule

3   variables and rule building instructions further comprises:

4   a. allowing the user to add a new license to the applicable licenses available;

5   and

6   b. allowing a user to build new rules for the new license.

1   5.   The method of claim 2 further comprising storing the loan

2   compliance rules in a rule library.

1   6.   The method of claim 5 further comprising, if a rule exists in the rule

2   library for a license, allowing the user to review the rule.

1   7.   The method of claim 5 further comprising, if a rule exists in the rule

2   library for a license, allowing the user to change the rule.

1   8.   The method of claim 5 further comprising allowing the user to

2   modify the loan compliance rules in the rule library.

1   9.   The method of claim 3 wherein the compliance base rule variables

2   represent data elements in a loan file.

1   10.   The method of claim 3 wherein the rule building instructions

2   comprise allowing the user to build rules by specifying equations using base rule

3   variables.

1   11.   The method of claim 10 wherein the rule building instructions

2   comprise controlling the rule building process to eliminate rule errors.

1   12.   The method of claim 2 further comprising associating the loan

2   compliance rules with a license to form a set of assigned compliance rules.

1   13.   The method of claim 2 wherein the geographic boundary is a state.

1   14.   The method of claim 5 wherein the user displays and enters loan

2   data using a user interface embodied in a computer processor that

3   communicates with the rule library via a communications network.

1   15.   The method of claim 14 wherein the communications network is a

2   global communications network.

1   16.   The method of claim 12 further comprising allowing a user to

2   identify and store applicable exemptions to the government license requirements

3   in the assigned compliance rules.

1   17.   The method of claim 13 wherein the government loan lender

2   requirements are state loan requirements.

1   18.   The method of claim 13 wherein the government loan lender

2   requirements are federal loan requirements.

1   19.   The method of claim 13 wherein the licensing requirements are

2   state licensing requirements.

1   20.   The method of claim 13 wherein the licensing requirements are

2   federal licensing requirements.

1   21.   The method of claim 14 wherein the communications network is

2   selected from the group consisting of a satellite communication network, a

3   telephone communication network; a microwave transmission network, a radio

4   communication network and a wireless telephone communication network.

1   22.   A computer implemented method for auditing loan compliance with

2   government and loan lending requirements, comprising:

3   a. electronically transferring loan data from a user interface embodied in a

4   computer processor to a loan audit server computer over a

5   communications network;

6   b. at the user interface computer, allowing a user to interactively build loan

7   compliance rules using compliance based rule variables and rule building

8   instructions comprising:

9   i. using licenses applicable to the state, building rules for all applicable

10   licenses available within the state; and

11   ii. associating the applicable licenses with a loan originator to form a list of

12   loan originator applicable licenses and storing the loan originator applicable

13   licenses;

14   c. storing the loan compliance rules in a database connected to the loan

15   audit server computer;

16   d. in response to a loan audit request:

17   i. identifying a loan type and the loan originator;

18   ii. retrieving the applicable licenses for the loan type and the loan originator

19   by the loan server;

20   iii. retrieving the loan compliance rules associated with the applicable

21   licenses from the stored rules in the database by the loan server;

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22   iv. comparing the loan compliance rules to loan data to determine loan audit

23   compliance results by the loan server; and

24   v. electronically transferring the loan audit compliance results from the loan

25   server to the user over a communications network.

1   23.   A software program embodied on a computer-readable medium

2   incorporating the method as recited in claim 2.

1   24.   A software program embodied on a computer-readable medium

2   incorporating the method as recited in claim 22.

1   25.   A system for auditing loan compliance with government and loan

2   lending requirements, comprising:

3   a.   a user interface for displaying and entering loan audit compliance

4   data; and

5   b.   a loan audit server communicating with the user interface that:

6   i. allows a user to interactively build a set of loan compliance rules using

7   compliance base rule variables and rule building instructions;

8   ii. stores the loan compliance rules;

9   iii. in response to a loan audit request:

10   1. identifies a loan type;

11   2. determines the loan compliance rules that apply to the loan type;

12   3. compares the loan compliance rules to loan data associated with

13   the loan audit request to determine loan audit results.

1   26.   The system of claim 25 wherein the loan audit results are displayed

2   to the user via the user interface.

1   27.   The system of claim 25 wherein the user interface is embodied in a

2   computer processor that communicates with the loan audit server via a

3   communications network.

1   28.   The system of claim 25 wherein the loan audit server comprises a

2   global communications network ("web") data server capable of transmitting and

3   receiving loan data to and from the user via a global communications network.

1   29.   The system of claim 27 wherein the communications network is the

2   Internet.

1   30.   The system of claim 25 further comprising storing the loan audit

2   results in an audit compliance report.

1   31.   The system of claim 25 wherein the loan compliance rules are built

2   by the user using the user interface.

1   32.   The system of claim 25 wherein interactively building a set of loan

2   compliance rules comprises:

3   a. using applicable licenses for the state, the user builds rules for all licenses

4   available within the state using the compliance base rule variable and rule

5   building instructions and stores the rules in a rule library; and

6   b. using the applicable licenses, the user associates the applicable licenses

7   with a loan originator to form the loan originator applicable licenses.

1   33.   The system of claim 32 wherein in comparing the loan compliance

2   rules with the loan data, the loan audit server:

3   a. identifies a loan type and loan originator;

4   b. retrieves the applicable licenses for the loan type and the loan originator;

5   c. retrieves the loan compliance rules associated with the applicable licenses

6   from the stored rules in the rule library;

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7   d. compares the loan compliance rules to the loan data; and

8   e. compiles the loan audit results.

1   34.   The system of claim 27 wherein the communications network

2   comprises a satellite communication network.

1   35.   The system of claim 27 wherein the communications network

2   comprises a telephone communication network.

1   36.   The system of claim 27 wherein the communications network

2   comprises a microwave transmission network.

1   37.   The system of claim 27 wherein the communications network

2   comprises a radio communication network.

1   38.   The system of claim 27 wherein the communications network

2   comprises a wireless telephone communication network.

1   39.   The system of claim 25 further comprising a generating a hardcopy

2   of the loan audit results.

1   40.   The system of claim 25 further comprising storing the loan audit

2   results on media selected from the group consisting of a hardcopy report, a tape,

3   a film and a CD-ROM.

1   41.   The system of claim 25 wherein loan compliance rules comprise:

2   a. compliance based rule variables;

3   b. rule building instructions;

4   c. a compliance rules data library;

5   d. assigned compliance rules;

6   e. a list of government licenses for loan originators; and

7   f. data application rules.

1   42.   The system of claim 23 wherein the user interface communicates

2   with a web browser for transmitting and receiving the loan data and the loan audit

3   results.